046.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,100 / 936,100
					USE VALUE:	936,100 / 936,100
					ASSESSED:	936,100 / 936,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAFT THOMAS J
Owner 2:	
Owner 3:	
Street 1:	105 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,433 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Clapboard Exterior and 2306 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4433.000	537,900		398,200	936,100
Total Card	0.102	537,900		398,200	936,100
Total Parcel	0.102	537,900		398,200	936,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.90 | /Parcel: 405.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32672
GIS Ref	
GIS Ref	
Insp Date	12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	537,700	0	4,433.	398,200	935,900	935,900	Year End Roll	12/18/2019
2019	104	FV	422,700	0	4,433.	423,000	845,700	845,700	Year End Roll	1/3/2019
2018	104	FV	465,700	0	4,433.	308,600	774,300	774,300	Year End Roll	12/20/2017
2017	104	FV	435,500	0	4,433.	268,800	704,300	704,300	Year End Roll	1/3/2017
2016	104	FV	435,500	0	4,433.	228,900	664,400	664,400	Year End	1/4/2016
2015	104	FV	360,200	0	4,433.	224,000	584,200	584,200	Year End Roll	12/11/2014
2014	104	FV	360,200	0	4,433.	184,100	544,300	544,300	Year End Roll	12/16/2013
2013	104	FV	375,300	0	4,433.	175,200	550,500	550,500		12/13/2012

!3905!

PRINT

Date	Time
12/10/20	19:02:11

LAST REV

Date	Time
07/12/19	11:20:48
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL MARGARE	30227-126		5/28/1999		390,000	No	No		
	14299-422		5/1/1981		78,000	No	No		Y

USER DEFINED

Prior Id # 1:	32672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2019	418	New Wind	8,110	C				
5/28/2001	370	Redo Kit	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	372	PATRIOT
4/28/2000	Inspected	263	PATRIOT
3/8/2000	Measured	263	PATRIOT
2/4/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4433		Sq. Ft.	Site		0	80.	1.12	1			Med. Tr	-10					398,153						398,200	

Total AC/HA: 0.10177 | Total SF/SM: 4433 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 398,153 | Spl Credit | Total: 398,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	A		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.14504945
Const Adj.:	1.03939605
Adj $ / SQ:	190.426
Other Features:	104405
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660780
Depreciation:	122905
Depreciated Total:	537875

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	12	BRs:	5	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

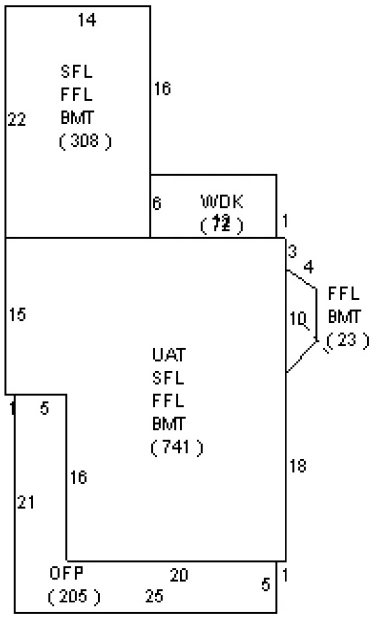
No Unit	RMS	BRS	FL
1	7	3	M
1	5	2	1
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.47
Special Features:	0	Val/Su Net:	151.61
Final Total:	537900	Val/Su SzAd	253.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	190.430	204,136
SFL	Second Floor	1,049	190.430	199,756
BMT	Basement	965	57.130	55,117
OFP	Open Porch	205	25.520	5,231
UAT	Upper Attic	185	166.620	30,867
WDK	Deck	72	16.630	1,197
	Net Sketched Area:	3,548	Total:	496,304
Size Ad	2121	Gross Are	4211	FinArea 2306

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: